



224011 680 Rural Athabasca County Athabasca Alberta

\$520,000

Welcome to your own private slice of country living just minutes from the charming town of Athabasca. This beautifully maintained bungalow offers the perfect blend of comfort, space, and functionality--ideal for families, hobbyists, or anyone seeking room to live, work, and play. The main level features a bright and spacious open-concept layout, seamlessly connecting the kitchen, dining, and living areas--perfect for both everyday living and entertaining. With 3 bedrooms and 2 bathrooms, this home offers a practical and inviting floor plan for families of all sizes. Downstairs, the fully developed basement provides additional living space, including a versatile den or playroom area that can easily adapt to your needs--whether it's a home office, gym, or recreation space. Step outside and enjoy the impressive 745 sq ft two-sided wraparound deck, offering plenty of room for outdoor dining, relaxing, and taking in the peaceful surroundings. For those who need space for projects or storage, this property truly delivers. The heated 1,680 sq ft shop is a handyman's dream--perfect for trades, hobbies, or running a home-based business. In addition, the 689 sq ft detached garage provides even more flexibility and convenience. The expansive yard is beautifully set up for both relaxation and recreation, featuring a children's play centre, fire pit area, fenced garden space, mature trees, and established flower beds--creating a private and welcoming outdoor oasis. Located just 12 minutes from Athabasca, you'll enjoy easy access to a full range of amenities, including schools, healthcare services, shopping, and recreation facilities like the Athabasca Regional Multiplex, as well as scenic riverfront parks and walking trails. This property offers the best of rural tranquility with town conveniences close at hand--a rare opportunity you won't want to miss. (id:6769)

Listing Presented By:



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Den 22.42 Ft x 12.50 Ft

Primary Bedroom 11.50 Ft x 15.58 Ft

Furnace 16.08 Ft x 7.75 Ft

Bedroom 11.29 Ft x 11.42 Ft

3pc Bathroom 8.88 Ft x 7.75 Ft

3pc Bathroom 11.54 Ft x 8.17 Ft

Bedroom 12.42 Ft x 8.92 Ft

Storage 11.50 Ft x 5.00 Ft

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Storage 9.58 Ft x 13.33 Ft

Other 7.88 Ft x 6.17 Ft

Living room/Dining room 22.42 Ft x 18.50 Ft